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& MILLER



Swan Road, Iver, SL0 9JZ
£375,000

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- Charming Two Bed Room House
- Moments from Iver High Street
- Close to M25/ M4/ A40
- Private Courtyard Garden
- Short Distance from Iver Station (Crossrail)
- Period Elegance
- Grade II Listed
- Ultra Convenient Location
- Ideal for first time buy or downsizer
- Close to Highly Regarded Schools

Description

The ground floor accommodation briefly comprises of a sizable lounge with exposed wooden floor and feature fireplace, fitted kitchen and a modern family bathroom completes the ground floor.

The first floor boasts two double bedrooms.

Outside

There is a courtyard style garden with a patio perfect for outside dining and entertaining.

There is also ample parking close by to the property.

Situation

Swan Road is situated in the popular village of Iver, on the outskirts of Uxbridge. Iver has a range of good local amenities such as shops, pubs, restaurants and supermarkets, with more comprehensive shopping and transport facilities at Uxbridge or Slough town centres, which are a short drive away. The area is served with popular leisure facilities such as Black Park and Langley Park. For commuters, London Paddington station is approximately 30 minutes by train from Iver train station enabling faster access to the City and a branch line to Heathrow. Crossrail estimates journey times to Paddington of 22 minutes (currently 30 minutes), Liverpool St. 33 minutes and Heathrow Terminals 1/2/3 11 minutes. The M25, M1, M40 & M4 are also easily accessible for those needing good road links.

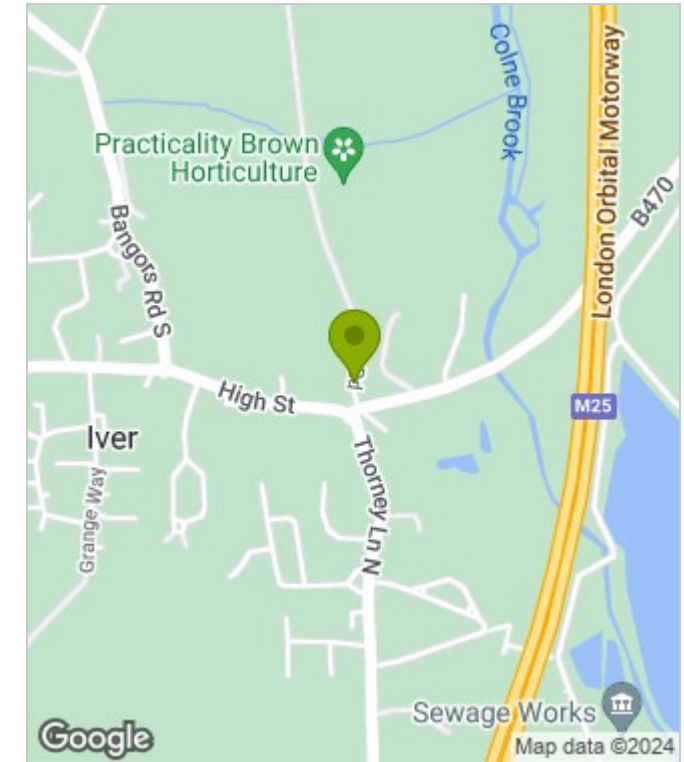
The South Buckinghamshire area also offers access to a number of well regarded schools. The renowned Grammar schools of Slough and Langley are close by.



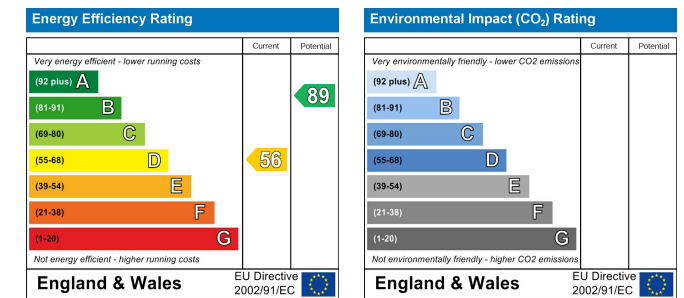
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.alldayandmiller.co.uk

192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | E: sales@alldayandmiller.co.uk

T: 01895 379 549 | E: lettings@alldayandmiller.co.uk